

## Mitigated Negative Declaration

PROJECT NAME: Sharp Chula Vista Medical Center-Makena Cancer Center

PROJECT LOCATION: 769 Medical Center Court

ASSESSOR'S PARCEL NO: APN # 641-020-17

PROJECT APPLICANT: Makena Medical Buildings Chula Vista LLC  
Edward Anderson  
10850 Thornmint Road, Suite 200  
San Diego, CA 92127  
(951) 522-1766

CASE NO.: IS-10-004

DATE OF DRAFT DOCUMENT: September 27, 2010

DATE OF FINAL DOCUMENT: xxxxxxxxxx

### Background/Project Setting:

The proposed project site is located south of Telegraph Canyon Road, at the northeasterly quadrant of the intersection of Medical Center Drive and Medical Center Court (Exhibit 1). The property consists of one legal parcel and is adjacent to the existing Sharp Chula Vista Medical Center. The site is partially developed and contains an existing 48,851 sq. ft. two-story medical office building (MOB), and associated 577-space parking lot. Following the demolition of a portion of the parking lot east of the existing MOB, a new 48,447 sq. ft. three-story building will be constructed to accommodate a combined cancer treatment center/MOB. The building will be located directly east of the existing MOB and connected via a first floor walkway. The site is located east of the Sharp Medical Center complex and is surrounded to the north, east and south by existing residential development in the adjacent Sunbow Community. The site is bounded by Paseo Ladera to the east. Access to the site is via an existing full access driveway off of Medical Center Court.

The land uses immediately surrounding the project site are as follows:

North	Existing SFD
South	Existing SFD
East	Paseo Ladera/existing SFD
West	Sharp Chula Vista Medical Center

### A. Project Setting

The 10-acre project site is located at 765-769 Medical Center Court, at the northeasterly corner of the intersection between Medical Center Drive and Medical Center Court within the urbanized area of eastern Chula Vista. The project site is partially developed with an existing MOB. Vehicular access is via a full-service driveway off of Medical Center Court.

#### B. Project Description

The proposed three-story 48,447 square-foot facility would house a state of the art cancer center on the 1st floor and an infusion center on approximately ½ of the second floor. The second half of the 2<sup>nd</sup> floor and the entire 3<sup>rd</sup> floor will be individual offices for physicians that provide complementary services to the cancer center. The cancer center would provide radiation therapy for the treatment of tumors and cancer symptoms to about 40-60 patients per day, 7:30 a.m.-5:30 p.m., Monday through Friday, with occasionally extended hours to accommodate patient need. Additionally, the physicians' offices on the second half of the 2<sup>nd</sup> floor and the entire 3<sup>rd</sup> floor will be primarily used for patient office visits. The building will be located directly east of existing MOB and connected via a first floor walkway. In order to accommodate existing and future parking needs, the existing parking field will be expanded to the south in order to provide additional parking spaces.

#### C. Compliance with Zoning and Plans

The property is zoned as Administrative and Professional Office/Precise Plan (C-O-P) and the General Plan designation is Public/Quasi-Public (P/QP). The proposed medical building is consistent with the underlying zoning and General Plan designation for the site.

#### D. Public Comments

On August 19, 2010, a Notice of Initial Study was circulated to property owners within a 500-foot radius of the proposed project site. The public review period ended September 7, 2010. No environmental issues were raised.

#### E. Identification of Environmental Effects

An Initial Study conducted by the City of Chula Vista (including an attached Environmental Checklist form) determined that the proposed project may have potential significant environmental impacts, however, mitigation measures have been incorporated into the project to reduce these impacts to a less than significant level. This Mitigated Negative Declaration has been prepared in accordance with Section 15070 of the State of California Environmental Quality Act (CEQA) Guidelines.

#### Aesthetics

The project consists of the development of a new 3-story, 48,447 s.f. cancer treatment center and medical office building on an existing 10-acre office commercial site. The building will be constructed to the east of an existing 2-story 48,850 square-foot medical office building, within a portion of the existing parking field. Only the parking field will be expanded into a portion of the mass graded portion of the site not currently developed. This expanded parking field will provide a total of 853 parking stalls, which exceeds the required 488 spaces necessary per the Chula Vista Municipal Code. The building and associated parking and landscaping will be developed in accordance with the City of Chula Vista Municipal code, Landscape and Design Review Guidelines. The project would enhance and improve the aesthetic quality of the parcel and be connected to the existing medical office building via a first floor walkway.

The project includes the expansion of the parking field to the west and south. Because the westernmost boundary is adjacent to Paseo Ladera, a 121-ft wide major thoroughfare, there is no concern about light and glare spilling onto adjacent properties. However, there are light standards proposed within the expanded parking field to the south. A photometric study was prepared on September 20, 2010 by lighting consultant Sparling/Ila Zammit to show the proposed light and glare generated from the project. The study indicated there will be no significant spill onto the adjacent property to the south from the proposed parking lot light standards.

Section 19.66.100 of the Chula Vista Municipal Code outlines the performance standards for glare and indicates that light should not project beyond the property line.

See Mitigation Measure Number 1

#### Air Quality/Greenhouse Gas

##### *Air Quality*

To assess potential air quality impacts, an Air Quality Assessment titled *Air Quality for the Sharp Chula Vista Cancer Center, City of Chula Vista, California* dated September, 7 2010 was prepared by RECON. This analysis evaluated emissions associated with both construction and operation of the proposed project.

##### *Short-Term Construction Activities*

In terms of construction impacts, the study concluded that emissions associated with construction are below the significance thresholds for all construction phases and pollutants. Construction of the project would be short term and temporary. Thus, the emissions associated with construction would not result in significant impacts on ambient air quality. Even though not specifically required to mitigate any short-term construction impacts for this project, in order to ensure better air quality, it is standard City policy to include the City's standard best management practices (BMPs) for construction on grading plans for all discretionary construction projects. Prior to approval of grading permits, these measures shall be placed as notes on all grading plans. The measures shall be implemented during grading to reduce dust and exhaust emissions. See Mitigation Measure No. 2. These measures are included as part of the Mitigation Monitoring and Reporting Program.

##### *Operational Activities*

In terms of operational impacts, the air quality study concluded that based on the estimates of the emissions associated with project operations, it is not anticipated that the use would result in significant stationary sources of emissions. Impacts are less than significant. As the proposed cancer center is a biomedical research facility, TAC emissions would occur from the research component of the building. TAC emissions due to the proposed project would be less than significant.

Small-scale, localized concentrations of carbon monoxide above the state and national standards have the potential to occur near stagnation points of heavily traveled intersections. Localized, high concentrations of CO are referred to as "CO hot spots." CO hot spots occur when projects contribute traffic to area intersections. CO hot spots almost exclusively occur near intersections with LOS E or worse in combination with relatively high traffic volumes on all roadways.

A CO hot spot analysis was performed using CALINE (Caltrans 1989) and emission rates calculated by EMFAC (State of California 2006). This micro-scale CO hot spot analysis was performed at three key intersections within the vicinity of the proposed project in order to assess the potential exposure of sensitive receptors to CO concentrations above the state and national standards. THE CO hot spot model was used to conduct the CO hot spot analysis for the following three intersections:

- Telegraph Canyon Road at I-805 southbound ramps
- Telegraph Canyon Road at I-805 northbound ramps
- Olympic Parkway at I-805 northbound ramps

These intersections were chosen because they have the highest intersection volumes in the study area. Concentrations were calculated for 20 receptors for each intersection. The modeled one-hour winter concentrations at the intersections ranged from 3.4 to 4.4 ppm. This is below the 20 ppm state standard and the 35 ppm national standard. The calculated eight-hour winter CO concentrations at the intersections range from 2.7 to 3.4 ppm. This is below the state's 9 ppm standard. Thus, impacts would be less than significant.

#### *Greenhouse Gas Emissions*

To assess greenhouse gas (GHG) emissions, a climate change assessment was prepared titled *Global Climate Change Analysis for Sharp Chula Vista Cancer Center, City of Chula Vista, California* dated September 2, 2010 prepared by RECON. This analysis evaluated the projected level of GHG emissions for the proposed project.

California Assembly Bill (AB) 32 was adopted in September 2006. Known as the "California Global Warming Solutions Act of 2006" it required that by January 1, 2008, the California Air Resources Board (ARB) determine what the statewide greenhouse gas (GHG) emissions level was in 1990, and approve a statewide GHG emissions limit that is equivalent to that level, to be achieved by 2020. To date, an un-official estimate has been established. In order to achieve this level, it was estimated that this would require a 15 percent reduction from today's levels and a 30 percent reduction from projected business as usual levels in 2020. SB 97, enacted in 2007, amends the CEQA statute to clearly establish that GHG emissions and the effects of GHG emissions are appropriate subjects for CEQA analysis. It directed the Office of Planning and Research (OPR) to develop draft CEQA guidelines "for the mitigation of greenhouse gas emissions or the effects of greenhouse gas emissions" by July 1, 2009 and directed the Resources Agency to certify and adopt CEQA guidelines by January 1, 2010. These CEQA guideline amendments concerning GHG became effective on March 18, 2010 and were used as a basis for the analysis prepared.

For purposes of the analysis of the Sharp Cancer Treatment Center and MOB project, a target of 20% below "business as usual" was established. This is considered to be an appropriate midpoint between the 2010 and 2020 targets set forth in AB32. The baseline is considered to be "business as usual". "Business as usual", or forecasted emissions, is defined as the emissions that would occur in the absence of AB 32's mandated reductions based on 2005 Uniform Building Code (UBC). The GHG Protocol Corporate Standard provides standards and guidance for companies and other organizations preparing a GHG emissions inventory. This protocol divides GHG emissions into three scopes ranging from GHGs produced directly by the business to more indirect sources of GHG emission and provides the accounting framework for nearly every GHG standard and program in the world.

Emission estimates were made for the five primary sources of GHG emissions associated with additional development: vehicular traffic in area roadways, electricity generation, natural gas

consumption/combustion, water usage, and solid waste generation. Emissions of these five primary sources were calculated for two scenarios: 1) buildout of Project under "business-as-usual" conditions (buildout of the proposed land uses without GHG-reducing project design features, including measures recommended in the Scoping Plan) and 2) buildout of the Project with GHG-reducing features (buildout of the Project with the incorporation of GHG-reducing measures recommended in the Scoping Plan and mandatory Chula Vista Green Building Standards.

Appendix G of the State CEQA Guidelines states that a significant GHG impact would occur if (1) the project generates emissions that would have a significant impact on the environment; or (2) the project conflicts with applicable plans, policies, and regulations. With compliance with Section 15.26 of the Chula Vista Municipal code, implementation of the proposed project would result in a 28 percent reduction in GHG emissions when compared to "business-as-usual" conditions. This exceeds the City of Chula Vista's adopted threshold of 20 below CARB's "business-as-usual" forecast, and would result in a less than significant impact in regard to CEQA threshold (1). In addition, the proposed project would incorporate mandatory Chula Vista Green Building Standards. The proposed project is consistent with the goals and strategies of local and state plans, policies, and regulations aimed at reducing GHG emissions, including the green building goals of AB 32, and would result in a less than significant impact in regard to CEQA threshold (2). Impacts are less than significant.

See Air Quality Mitigation Measures Number 2 and 3

#### Cultural Resources

Paleontological resources (fossils) are the remains and/or traces of prehistoric animal and plant life exclusive of human remains or artifacts. Fossil remains such as bones, teeth, shells, leaves, and so on, are found in the geologic deposits (rock formations) within which they were originally buried. Fossil remains are important as they provide indicators of the earth's chronology and history. They represent a limited, nonrenewable, and sensitive scientific and educational resource.

The project site is considered to be an area of medium-high sensitivity in terms of cultural resources. Section 5.6 of the Environmental Impact Report for the City of Chula Vista General Plan Update, indicates that mitigation is required for construction involving footings with a depth threshold of five feet or greater and an excavation volume of greater than 1000 cubic yards. As discussed in the following section on Geology and Soils, a Geotechnical Investigation Report (Section 7.5.1) dated June 9, 2010, which was prepared for the project, footing depths up to five-feet extending through the fill could occur. The excavation volume is unknown at this time.

See Mitigation Measure 4

#### Geology and Soils

To assess potential geological and soils impacts of the project, a preliminary geological study titled *Geotechnical Investigation Outpatient Cancer Center Sharp Chula Vista Medical Center Chula Vista CA* was prepared for the site by Geocon Incorporated, dated June 9, 2010. The results of this analysis are summarized below:

No soil or geologic conditions exist at the site that would preclude the construction of the proposed Outpatient Cancer Center and associated parking areas as proposed, provided that the recommendations of this report are followed.

The proposed building pad is underlain by compacted fill and native soil of the San Diego Formation. Because of the cut-fill transition across the building pad, building footing should be deepened to extend through the fill to bear on the underlying native San Diego Formation

Section 7 and Appendix C contains a number of recommendations for grading, excavation, and site work.

See Mitigation Measure Number 5

#### Hazards and Hazardous Materials

The cancer treatment center would provide radiation therapy for the treatment of tumors and cancer symptoms. While there are no specific standards for exterior exposure to surrounding buildings and properties, it is assumed that the greatest level of potential exposure would be to workers within the treatment room and immediate surroundings. The treatment rooms have been designed so that the orientation of the equipment would be in a northerly direction in which the closest residents are approximately 250 feet away, at an elevation approximately 25 lower than the project site. In addition, a large radiation shield device is proposed to block any radiation exposure. A radiation shield design has been proposed to ensure that radiation exposure levels from the cancer treatment equipment are at or below the Federal and State standards for exposure. This will ensure no adverse effects from radiation exposure to workers.

Title 17, Section 30255 of the California Code of Regulations states that "The California Radiation Control Regulations include standards for the protection against radiation hazards. The State Department of Health Services (DHS) has primary responsibility for administering these standards which apply to both employers and employees. Enforcement is carried out by the Department of Health Services or its authorized inspection agencies." The Radiologic Health Branch of DHS will be doing the shielding review of the linac shielding used in the wall designed for shielding against radiation.

A preliminary draft of the Radiation Protection Shielding Design has been reviewed by the Building Official. In order to mitigate against potential exposure mitigation measures 5 and 6 are proposed.

See Mitigation Measures 6 and 7

#### Hydrology and Water Quality

In order to assess potential hydrology and water quality impacts, a Preliminary Drainage Study titled *Preliminary Hydrology and Hydraulic Study for Sharp Chula Vista Medical Center Cancer Center dated September 2, 2010* and the Preliminary Water Quality Technical Report titled *Preliminary Water Quality Technical Report for Sharp Chula Vista Medical Center Cancer center dated August 4, 2010*, prepared by K & S Engineering, were submitted for the project. According to Land Development Engineering and the Public Works Department, the proposed improvements and mitigation are adequate to handle the project storm water runoff generated from the site.

### *Existing Conditions*

The project consists of a 10 acre site located at 765 Medical Center Court, within the City of Chula Vista. The existing site is partially developed with one medical building, associated paved parking and underground drainage system. Approximately 2.9 acres of the site is mass graded.

Currently the site's runoff is intercepted by catch basins, then connected to the public storm drain system. The existing condition has three discharge points. The first is located at the northwest corner of the site. The second and third are located along the westerly property line.

### *Proposed Improvements*

The Project consists of the fine grading of the southerly portion of the site and the construction of an additional medical office building with parking areas and private storm drain system. Bio-retention areas are proposed to mitigate the water quality impact generated by the proposed development.

In general, the proposed site will surface drain to a private subsurface storm drain system of inlets and pipes. The existing discharge points will remain and flow will be conveyed via storm drain pipe and will be connected to the existing public storm drain pipe.

### *Water Quality*

According to the Water Quality Control Plan for the San Diego Basin (Basin Plan), the project is located within the Otay Watershed. The project's runoff discharges into two separate watersheds: the Telegraph Canyon Basin, which is with the Sweetwater River Watershed and the Otay Valley hydrologic area 910.20, within the Otay Watershed hydrologic unit; both watersheds discharge to San Diego Bay. The proposed use will generate an increase in runoff due to the increase in impervious area. This increase in imperviousness of the Project will have a negligible impact on the hydrologic unit with the proper implementation and maintenance of permanent BMPs outlined in the report and the proper implementation and maintenance of the construction phase BMPs. The project will not significantly alter the overall drainage pattern from the existing condition. According to the City of Chula Vista Development Storm Water manual, the anticipated pollutants of concern after the building is constructed and parking lot expanded are petroleum products (oil and grease), heavy metals from vehicle usage, trash and debris. The potential pollutants of concern include sediments, nutrients, metals, organic compounds, trash and debris, oxygen-demanding substances, oil and grease, bacteria and viruses and pesticides.

The post-construction storm water management plan for this project relies on implementation of source control BMPs, site design BMPs, and treatment control BMPs. The main objective is to ensure that pollutants do not come in contact with storm water by reducing or eliminating the pollutants. These objectives are achieved by implementing the required site, source and priority project BMPs and treatment set forth in the City of Chula Vista Development Storm Water Manual.

The final grading plans will comply with the provisions of California Regional Water Quality Control Board, National Pollutant Discharge Elimination System (NPDES) Municipal Permit No. R9-2007-0001, and the City of Chula Vista Development Storm Water Manual, 2008, with respect to construction and post-construction BMPs, to the satisfaction of the City Engineer.

Development of this project will comply with all requirements of State Water Resources Control Board (SWRCB) NPDES General Permit No. CAS000002, Waste Discharge Requirements for

Discharges of Storm Water Runoff Associated with Construction Activity In accordance with said Permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be developed and implemented concurrent with the startup of clearing, grubbing and grading activities.

See Mitigation Measures 8,9, 10 and 11.

### Noise

To assess the potential noise impacts an Acoustical Study title *Noise Analysis for the Sharp Chula Vista Cancer Center, City of Chula Vista, California* dated September 14, 2010 was prepared. Impacts were assessed in accordance with the guidelines, policies, and standards established by the City of Chula Vista. The analysis included an assessment of future noise generation on site-generated noise.

Exterior noise levels are not projected to exceed the 70 CNEL threshold outlined in the City of Chula Vista General Plan. Exterior and interior noise impacts are less than significant.

On-site generated noise would result from rooftop and exterior ventilation equipment as well as the continued use of the existing HVAC system. The noise-producing equipment and cooling tower were analyzed in terms of projected noise levels. The cooling tower would be located at the northern edge of the property. All other equipment would be located on the roof of the proposed building. Source noise levels for all proposed noise-producing equipment were obtained from the manufacturers specifications. These referenced noise levels were adjusted for distance to the property lines. For the proposed cooling tower, topography and the proposed screening wall were taken into account due to its proximity to residences to the north. Noise levels are not projected to exceed the noise ordinance limits. Impacts are less than significant. In addition, the combined noise levels due to mechanical equipment and parking lot activities are projected to be less than the applicable noise ordinance limits at the adjacent property lines.

Construction activities are short-term with less than significant impacts.

No mitigation measures are required.

### Traffic/Transportation

In order to assess potential traffic and transportation impacts, a Traffic Impact Analysis titled *Traffic Impact Analysis Sharp Chula Vista Cancer Center Chula Vista, California* dated July 28, 2010, prepared by Linscott Law & Greenspan was submitted for the project. The results of the study are summarized below.

Currently, access to the site is provided from Medical Center Court via an existing full access driveway. This driveway currently serves an existing Medical Office Building (MOB) and parking lot. The proposed new Cancer center and MOB will be built immediately adjacent and to the east of the existing MOB. The existing parking lot will be expanded to the south and east, to provide additional parking spaces to serve both the new MOB as well as additional parking overall.

Traffic impacts are defined as either project specific impacts or cumulative impacts. Project specific impacts are those impacts for which the addition of project trips results in identifiable degradation in level of service on freeway ramps, roadway segments, or intersections, triggering the need for specific project-related improvement strategies. Cumulative impacts are those in



which the project trips contribute to a poor level of service at a nominal level. A project is considered to have a significant impact if the new project traffic has decreased the operations of surrounding roadways by a defined threshold.

The net additional traffic generated by the proposed project is estimated at 1,750 ADT with 105 peak hour trips (84 inbound/21 outbound) during the AM peak hour and 193 peak hour trips (58 inbound/135 outbound) during the PM hour.

Though some intersections and segments are calculated to operate at LOS D or worse with the project, these intersections and segments are calculated to operate at LOS D or worse without the project and the project adds less than 2 seconds of delay at such intersections and less than .02 to the V/C ratio on segments. The project is estimated to add 2.5 and 3.1 seconds of delay during the AM peak hour and PM peak hours respectively and, therefore, has a significant cumulative impact at the I-805/Olympic Parkway Northbound Ramps intersection.

#### *Access and Circulation*

Adequate access and on-site circulation will be available with the proposed project. However, in order to provide better intersection operations, a number of turn-lane improvements will be required at the access driveway.

#### *Parking*

The parking field for the existing MOB contains 577 parking spaces. A portion of the existing parking will be removed to accommodate the new building, and replaced elsewhere on the site. With the construction of the new Cancer Treatment Center/MOB, a total of 791 parking spaces will be provided on-site. The existing MOB requires a total of 245 spaces and the new cancer treatment center/MOB requires 243 spaces for a total of 488 parking spaces. The 791 parking spaces which will be provided within the expanded parking field, would result in 214 on-site parking spaces provided beyond the required parking. An additional 62 parking spaces will be provided off-site, adjacent to the on-site parking field and incorporated into the overall design of the parking field.

See Mitigation Measures 12 and 13

#### F. Mitigation Necessary to Avoid Significant Impacts

##### Aesthetics

1. Prior to the issuance of building permits, applicant shall demonstrate that the proposed parking lot lighting standards are consistent in size and design with those used for the photometric study prepared on September 20, 2010 which indicates the project will not result in any significant spill of light or glare onto adjacent property.

##### Air Quality/GHG

2. The following air quality mitigation requirements shall be shown on all applicable grading plans as details, notes, or as otherwise appropriate, and shall not be deviated from unless approved in advance in writing by the City's Development Services Director:

- Watering active grading sites a minimum of three times daily.

- Apply soil stabilizers to inactive construction sites.
  - Replacing ground cover in disturbed areas as soon as possible
  - Control dust during equipment loading/unloading (load moist material, ensure at least 12 inches of freeboard in haul trucks)
  - Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 35 mph
  - Reduce speeds on unpaved roads to 15 mph or less
  - Water unpaved roads a minimum of three times daily
  - Where practicable, use low pollutant-emitting equipment.
  - Where practicable, use catalytic reduction for gasoline-powered equipment.
  - Use injection timing retard for diesel-powered equipment.
  - Electrical construction equipment shall be used to the extent feasible
3. Prior to issuance of building permits, applicant shall implement the proposed project design features to reduce GHG emissions outlined in Section 5.1.2 of "Global Climate Change Analysis for the Sharp Chula Vista Cancer Center, City of Chula Vista, California" report prepared by RECON, dated September 2, 2010.

#### Cultural Resources

4. Prior to issuance of grading permits, a qualified paleontologist shall be retained in order to perform on-site inspection of grading activities for the construction of the cancer treatment/medical office building consistent with City protocol.

#### Geology and Soils

5. A final geotechnical study will be required prior to the issuance of grading permits. Applicant shall comply with all requirements of said study.

#### Hazards and Hazardous Material

6. A final stamped Radiation Protection Shielding Design report by a registered Physicist shall be submitted to the Building Division for review and approval prior to issuance of building permits. Said report shall address how the proposed cancer treatment equipment complies with all Federal and State regulations regarding radiation exposure levels.
7. Prior to occupancy, a Third Party inspection of the cancer treatment equipment shall be conducted to insure that all radiation shield design measures outlined in the report have been implemented in the design. Said Third Party inspector shall be a City approved, qualified consultant working in association with the City of Chula Vista Building Official.

#### Hydrology and Water Quality

8. Prior to issuance of a grading permit, a final drainage study shall be required in conjunction with the preparation of the final grading plans. Site Design, Source Control, Low Impact Development, and Treatment Control Best Management Practices (BMPs) shall be implemented in accordance with the Water Quality Technical Report as approved by the City Engineer. Additionally, the final grading plans shall comply with the provisions of the California Regional Water Quality Control Board, National Pollutant Discharge Elimination System (NPDES) Municipal Permit No. R9-2007-0001, and the City of Chula Vista Development Storm Water Manual, 2008, with respect to construction and post-construction BMP's, to the satisfaction of the City Engineer. Further, the applicant shall enter into an agreement with the City of Chula Vista for inspection and maintenance of post-construction

BMPs into perpetuity. Compliance with said plan shall become a permanent requirement of the Mitigation Monitoring and Reporting Program

- 9 Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) NPDES General Permit No. CASD. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) NPDES General Permit No. CAS000002, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity. In accordance with said Permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be developed and implemented concurrent with the startup of clearing, grubbing and grading activities. The SWPPP shall specify both construction and post construction structural and non structural pollution prevention measures. The SWPPP shall also address operation and maintenance of post-construction pollution prevention measures, including short-term and long-term funding sources and the party or parties that will be responsible for the implementation of said measures.
- 10 Permanent storm water requirements, including site design, source control, and treatment control Best Management Practices (BMPs), all as shown in the approved WQTR, shall be incorporated into the project design, and shall be shown on the plans. Provide sizing calculations and specifications for each BMP. Any structural or non-structural BMP requirements that cannot be shown graphically must either be noted or stapled on the plans.
- 11 Prior to approval of any building permit, the applicant shall provide evidence satisfactory to the Director of Developmental Services and Director of Engineering and Public Works demonstrating that the trash storage areas of the project site have final improvement design to meet the following:
  - a) Paved with an impervious surface, designed not to allow run-on from adjoining areas, screened or walled to prevent offsite transport of trash; and
  - b) Provide attached lids on all trash containers that exclude rain including a solid roof or awning to minimize direct precipitation.

#### Traffic

- 12 Prior to issuance of building permits, applicant shall be required to pay Eastern Transportation Development Impact Fees (TDIF) in the amount of \$425,524.
- 13 Prior to occupancy, applicant shall provide the following improvements to the existing intersection geometry at Medical Center Court/Project Driveway Intersection:
  - Westbound-exclusive right and left-turn lanes
  - Southbound-A 150-foot long and 10-foot wide left-turn and a through lane
  - Northbound-One shared through/right-turn lane

Eliminate existing parking on Medical Center Court approximately 250 feet north of the project driveway on both curbs and 150 feet south of the project driveway on the east curb to accommodate the turn lanes at this intersection

G Agreement to Implement Mitigation Measures

By signing the line(s) provided below, the Applicant and Operator stipulate that they have each read, understood and have their respective company's authority to and do agree to the mitigation measures contained herein, and will implement same to the satisfaction of the Environmental Review Coordinator. Failure to sign the line(s) provided below prior to posting of this Mitigated Negative Declaration with the County Clerk shall indicate the Applicant's and Operator's desire that the Project be held in abeyance without approval and that the Applicant and Operator shall apply for an Environmental Impact Report.

EDWARD L. ANDERSON

Printed Name and Title of Applicant  
(or authorized representative)

9-28-10  
Date

Edward Anderson  
Signature of Applicant  
(or authorized representative)

9-28-10  
Date

N/A  
Printed Name and Title of Operator  
(if different from Applicant)

                      
Date

N/A  
Signature of Operator  
(if different from Applicant)

                      
Date

## H Consultation

### 1. Individuals and Organizations

#### City of Chula Vista:

Steve Power, Planning and Building Department  
David Kaplan, Engineering Department  
Chester Bautista, Land Development Engineering  
Khosro Aminpour, Public Works Operations  
Justin Gipson, Fire Department

#### Others:

Regional Water Quality Control Board  
County of San Diego  
Otay Water District  
Chula Vista Elementary School District  
Sweetwater Authority  
Sweetwater Union High School District  
Chula Vista Unified School District  
SDGE  
Sweetwater Planning Group  
David Gottfredson, RECON

### 2. Documents

City of Chula Vista General Plan, 2005 (as amended).

Title 19, Chula Vista Municipal Code.

Air Quality Analysis for the Sharp Chula Vista Cancer Center, City of Chula Vista, California dated August 5, 2010

Global Climate Change Analysis for the Sharp Chula Vista Cancer Center, City of Chula Vista, California dated September 2, 2010

Traffic Impact Analysis for Sharp Chula Vista Cancer Center, Chula Vista, California dated September 10, 2010

Noise Analysis for the Sharp Chula Vista Cancer Center, City of Chula Vista, California dated September 14, 2010

Preliminary Hydrology and Hydraulic Study for Sharp Chula Vista Medical Center cancer Center in the City of Chula Vista dated September 2, 2010

Geotechnical Investigation: Outpatient Cancer Center Sharp Chula Vista Medical Center Chula Vista, CA dated June 9, 2010

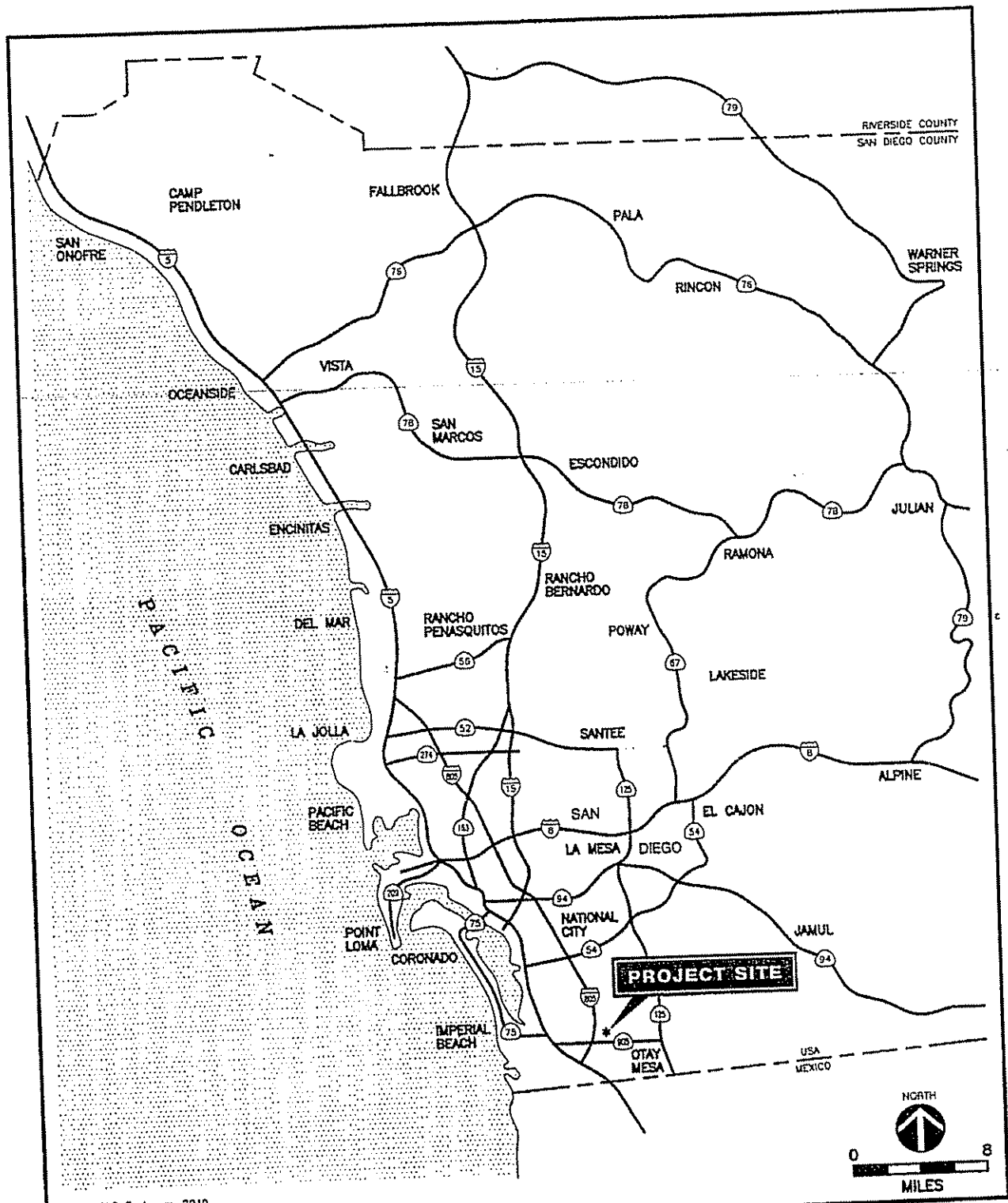
Preliminary Water Quality Technical Report for Sharp Chula Vista Medical Center Cancer  
Center 765 Medical Center Court, Chula Vista, CA dated August 4, 2010

3. Initial Study

This environmental determination is based on the attached Initial Study, and any comments received in response to the Notice of Initial Study. The report reflects the independent judgment of the City of Chula Vista. Further information regarding the environmental review of this project is available from the Development Services Department, 276 Fourth Avenue, Chula Vista, CA 91910.

\_\_\_\_\_  
Stephen Power, A.I.C.P.  
Principal Planner

Date: \_\_\_\_\_



Source: UG Engineers, 2010  
 N:\1958\FIGURES\UG1958 FIGURE 1-1.DWG

**LINSCOTT  
 LAW &  
 GREENSPAN**  
*engineers*

**Figure 1-1**

**Vicinity Map**

SHARP CHULA VISTA CANCER CENTER





## ATTACHMENT "A"

### MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) SHARP CHULA VISTA MEDICAL CENTER-MAKENA CANCER CENTER- - IS-10-004

This Mitigation Monitoring and Reporting Program has been prepared by the City of Chula Vista in conjunction with the proposed Sharp project. The proposed project has been evaluated in an Initial Study/Mitigated Negative Declaration prepared in accordance with the California Environmental Quality Act (CEQA) and City/State CEQA Guidelines. The legislation requires public agencies to ensure that adequate mitigation measures are implemented and monitored for Mitigated Negative Declarations.

AB 3180 requires monitoring of potentially significant and/or significant environmental impacts. The Mitigation Monitoring and Reporting Program for this project ensures adequate implementation of mitigation for the following potential impacts(s):

1. Aesthetics
2. Air Quality/GHG
3. Cultural Resources
4. Geology and Soils
5. Hazards/Hazardous Materials
6. Hydrology and Water Quality
7. Traffic

### MONITORING PROGRAM

Due to the nature of the environmental issues identified, the Mitigation Compliance Coordinators shall be the Environmental Review Coordinator and City Engineer of the City of Chula Vista. The applicant shall be responsible to ensure that the conditions of the Mitigation Monitoring and Reporting Program are met to the satisfaction of the Environmental Review Coordinator and City Engineer. The applicant shall provide evidence in written form confirming compliance with the mitigation measures specified in Mitigated Negative Declaration IS-10-004 to the Development Services Department and City Engineer. The Development Services Department and City Engineer will thus provide the ultimate verification that the mitigation measures have been accomplished.

Table 1, Mitigation Monitoring and Reporting Program Checklist, lists the mitigation measures contained in Section F, Mitigation Necessary to Avoid Significant Effects, of Mitigated Negative Declaration IS-10-004, which will be implemented as part of the project. In order to determine if the applicant has implemented the measure, the method and timing of verification are identified, along with the City department or agency responsible for monitoring/verifying that the applicant has completed each mitigation measure. Space for the signature of the verifying person and the date of inspection is provided in the last column.

Table 1

MITIGATION MONITORING AND REPORTING PROGRAM									
Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed Initials	Completed Date	Comments
			T.M.	Pre Const.	During Const.	Post Const.			
1.	<p><b>AESTHETICS</b></p> <p>Prior to issuance of building permits, applicant shall demonstrate that the proposed parking lot lighting standards are consistent in size and design with those used for the photometric study prepared on September 20, 2010 which indicates the project will not result in any significant spill of light or glare onto adjacent property.</p>	Plan Check/Site Inspection		x	x				Applicant/City Development Services Department
2.	<p><b>AIR QUALITY /GHG</b></p> <p>The following air quality mitigation requirements shall be shown on all applicable grading plans as details, notes, or as otherwise appropriate and shall not be deviated from unless approved in advance in writing by the City's Environmental Review Coordinator:</p> <ul style="list-style-type: none"> <li>• Watering active grading sites a minimum of three times daily.</li> <li>• Apply soil stabilizers to inactive construction sites.</li> <li>• Replacing ground cover in disturbed areas as soon as possible.</li> <li>• Control dust during equipment loading/unloading (load moist material, ensure at least 12 inches of freeboard in haul trucks).</li> <li>• Suspend all soil disturbance and travel on unpaved surfaces in winds exceed 35 mph.</li> <li>• Reduce speeds on unpaved roads to 15 mph or less.</li> <li>• Water unpaved roads a minimum of three times daily.</li> </ul>	Plan Check/Site Inspection	T.M.	X	X				Applicant/City Development Services Department

Table 1

		Plan Check/Site Inspection	T.M.	Pre Const.	During Const.	Post Const.	Applicant/City Development Services Department				
3.	<ul style="list-style-type: none"> <li>Where practicable, use low pollutant-emitting equipment.</li> <li>Where practicable, use catalytic reduction for gasoline-powered equipment.</li> <li>Use injection timing retard for diesel-powered equipment.</li> <li>Electrical construction equipment shall be used to the extent feasible.</li> </ul> <p>Prior to issuance of building permits, applicant shall implement the proposed design features to reduce GHG emissions outlined in Section 5.1.2 of "Global Climate Change Analysis for the Sharp Chula Vista Cancer Center, Chula Vista, California" report prepared by RECON, dated September 2, 2010.</p>			X	X		Applicant/City Development Services Department				
4.	<p><b>CULTURAL RESOURCES</b></p> <p>Prior to issuance of grading permits, a qualified paleontologist shall be retained in order to perform on-site inspection of grading activities for the construction of the cancer treatment/medical office building consistent with City protocol.</p>	Grading Plan check/Site Inspection		X	X		Applicant/City Development Services Department				
5.	<p><b>GEOLOGY AND SOILS</b></p> <p>A final geotechnical study will be required prior to the issuance of grading permits. Applicant shall comply with all requirements of said study.</p>		T.M.	Pre Const. X	During Const. X	Post Const.	Applicant/City Development Services Department				
	<b>HAZARDS/HAZARDOUS MATERIALS</b>		T.M.	Pre Const.	During Const.	Post Const.					

Table 1

		Plan Check/Site Inspection	X	X	Applicant/City Development Services Department				
		Plan check/Site Inspection	X	X	Applicant/3 <sup>rd</sup> Party Inspector				
	T.M.	Pre Const.	During Const.	Post Const.					
6.	A final stamped Radiation Protection Shielding Design report by a registered Physicist shall be submitted to the Building Division for review and approval prior to issuance of building permits. Said report shall address how the proposed cancer treatment equipment complies with all Federal and State regulations regarding radiation exposure level.	Plan Check/Site Inspection	X	X	Applicant/City Development Services Department				
7.	Prior to occupancy a Third Party inspection of the cancer treatment equipment shall be conducted to insure that all radiations shield design measures outlined in the report have been implemented into the design. Said Third Party inspector shall be a City approved, qualified consultant working in association with the City of Chula Vista Building Official.	Plan check/Site Inspection	X	X	Applicant/3 <sup>rd</sup> Party Inspector				
	HYDROLOGY AND WATER QUALITY	Plan Check/Site Inspection	X	X	Applicant/City Development Services Department				
8.	Prior to the issuance of a grading permit, a final drainage study shall be required in conjunction with the preparation of the final grading plans. Site Design, Source Control, Low Impact Development, and Treatment Control Best Management Practices (BMPs) shall be implemented in accordance with the Water Quality Technical Report as approved by the City Engineer. Additionally, the final grading plans shall comply with the provisions of California Regional Water Quality Control Board, National Pollutant Discharge Elimination System (NPDES) Municipal Permit No. R9-2007-001, and the City of Chula Vista Development Storm Water Manual, 2008, with respect to construction and post-construction BMPs, to the satisfaction of the City Engineer. Further, the applicant shall enter into an agreement with the City of Chula Vista for inspection and maintenance of said plan shall become a permanent requirement of the Mitigation Monitoring and Reporting Program.	Plan Check/Site Inspection	X	X	Applicant/City Development Services Department				

Table 1

9.	Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) NPDES General Permit No. CAS000002. Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity. In accordance with said Permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be developed and implemented concurrent with the startup of clearing, grubbing and grading activities. The SWPPP shall specify both construction and post construction structural and non-structural pollution prevention measures. The SWPPP shall also address operation and maintenance of post-construction pollution prevention measures, including short-term and long-term funding sources and the party or parties that will be responsible for the implementation of said measures.	Plan Check/Site Inspection		X	X	X	Applicant/ Development Services Department		
10.	Permanent storm water requirements, including site design, source control, and treatment control Best Management Practices (BMPs), all as shown on the approved WQTR, shall be incorporated into the project design, and shall be shown on the plans. Provide sizing calculations and specifications for each BMPs. Any structural or non-structural BMP requirements that cannot be shown graphically must be either noted or stapled on the plans.	Plan Check/Site Inspection		X	X	X	Applicant/City Development Services Department		

Table 1

	Prior to the approval of any building permits, the applicant shall provide evidence satisfactory to the Director of Development Services and Director of Engineering and Public Works demonstrating that the trash storage areas or the project site have final improvement design meeting the following requirements:	Plan Check/Site Inspection	T.M.	Pre Const.	During Const.	Post Const.	Applicant/Development Services Department and Public Works Department			
11.	<p>Paved with an impervious surface, designed not to allow run-on from adjoining areas, screened or walled to prevent offsite transport of trash; and</p> <p>Provide attached lids on all trash containers that exclude rain including a solid roof or awning to minimize direct precipitation.</p>			X	X	X	Applicant/Development Services Department			
12.	<p><b>TRAFFIC:</b></p> <p>Prior to issuance of building permits, applicant shall be required to pay Eastern Transportation Development Impact Fees (TDIF) in the amount of \$425,524.</p>			X	X	X	Applicant/City Development Services Department			
13.	<p>Prior to occupancy, applicant shall provide the following improvements to the existing intersection geometry at Medical Center Drive/Project Driveway Intersection:</p> <ul style="list-style-type: none"> <li>Westbound-exclusive right and left-turn lanes</li> <li>Southbound-A 150-foot long and 10-foot wide left-turn and a through lane</li> <li>Northbound-One shared through/right-turn lane</li> </ul> <p>Eliminate existing parking on Medical Center Court approximately 250 feet north of the project driveway on both curbs and 150 feet south of the project driveway on the east curb to accommodate the turn lanes at this intersection.</p>			X	X	X	Applicant/City Development Services Department			



## ENVIRONMENTAL CHECKLIST FORM

1. **Name of Proponent:**  
**Applicant Representative:** Makena Medical Bldgs. Chula Vista  
Edward Anderson
2. **Lead Agency Name and Address:** City of Chula Vista  
Development Services Department  
276 Fourth Avenue  
Chula Vista, CA 91910
3. **Address and Phone Number of Proponent:** 769 Medical Center Court  
Chula Vista, CA 91910  
(951) 970-7995
4. **Name of Proposal:** Cancer Treatment/Medical Offices  
**Date of Checklist:** September 23, 2010
6. **Case No.:** IS-10-004

### ENVIRONMENTAL ANALYSIS QUESTIONS:

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS.</b> Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Comments:**

a-d) See Mitigated Negative Declaration Section E

**Mitigation:** The mitigation measures contained in Section F of the Mitigated Negative Declaration (Aesthetics section) would mitigate potentially significant impacts to Aesthetics to a level of less than significance.

**II. AGRICULTURAL RESOURCES.** Would the project:

- |                                                                                                                                                                                                                                                |                          |                          |                          |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?                                                                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Comments:**

a-c) The project site is within a fully developed area and neither in current agricultural production nor adjacent to a parcel in agricultural production and contains no agricultural resources or designated farmland

**Mitigation:** No mitigation measures are required.

**III. AIR QUALITY AND**

**GREENHOUSE GAS.** Would the project:

- |                                                                                 |                          |                          |                          |                                     |
|---------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|



Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Comments:**

a-d, f-g) See Mitigated Negative Declaration Section E

- e) The project includes a cancer treatment center and medical offices. It is anticipated that no substances will be utilized or generated which will cause objectional odors.

**Mitigation:**

The mitigation measures outlined in Section F of the Mitigated Negative Declaration (Air Quality/GHG section) would mitigate potentially significant air quality/GHG impacts to a level of less than significance.

**IV. BIOLOGICAL RESOURCES.** Would the project:

- |                                                                                                                                                                                                                                                                                                                  |                          |                          |                          |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?                                                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?                                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

- a-f) The project site is within a fully developed area which does not contain any habitat, wetlands, wildlife corridor, biological resources or habitat conservation plan lands.

**Mitigation:** No mitigation measures are required.

**V. CULTURAL RESOURCES.** Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in State CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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resource or site or unique geologic feature?

- |                                                                                      |                          |                          |                          |                                     |
|--------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Comments:**

- a) No historic resources are known or are expected to be present within the project impact area, as the site has been developed except for portion of site to the east and south which have been previously mass graded. Therefore, no substantial adverse change in the significance of a historical resource as defined in Section 15064.5 is anticipated.
- b) Based on the amount of grading needed to construct the project and the previous site disturbance due to existing easements and adjacent development, the potential for significant impacts or adverse changes to archaeological resource as defined in Section 15064.5 is not anticipated.
- c) See Section E of Mitigated Negative Declaration
- d) No human remains are anticipated to be present within the impact area of the project. The proposal consists of the expanded development of an existing medical office site. The proposed building will be located east of an existing medical office building in an area currently within the paved parking lot. The likelihood of the presence of human remains is extremely small.

**Mitigation:** The mitigation measures contained in Section E (Cultural Resources Section) would mitigate potentially significant impacts to Cultural Resources to a level less than significant.

**VI. GEOLOGY AND SOILS -- Would the project:**

- |                                                                                                                                                                                                                         |                          |                          |                                     |                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:                                                                                         |                          |                          |                                     |                          |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. Strong seismic ground shaking?                                                                                                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Issues:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
iii.	Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv.	Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Be located on expansive soil, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

a-e) Refer to Section E of Mitigated Negative Declaration

**Mitigation:** The mitigation measures contained in Section F of the Mitigated Negative Declaration (Geology and Soils Section) would mitigate potentially significant impacts to Geology and Soils to a level of less than significance

No mitigation measures are required.

**VII. HAZARDS AND HAZARDOUS MATERIALS** Would the project:

- |    |                                                                                                     |                          |                                     |                          |                          |
|----|-----------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) | Create a significant hazard to the public or the environment through the routine transport, use, or | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|----|-----------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
disposal of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Issues:**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Comments:**

- a) (a-b) See Mitigated Negative Declaration, Section E, Section E (Hazardous Materials Section) The proposed project will include a cancer treatment center which utilizes radiation equipment. A detailed study of the proposed radiation shield will be required prior to issuance of building permits.
- c) The proposed project is a cancer treatment center and medical office building and is not located within on-quarter mile of an existing or proposed school.
- (d) The site is not included on a list of hazardous materials site compiled pursuant to Government Code 65962.5.
- (e) The project is not located within an airport land use plan nor within two miles of a public airport or public use airport; therefore, the project would not expose people residing or working in the project area to adverse safety hazards.
- (f) The project is not located within the vicinity of a private airstrip; therefore, the project development would not expose people working in the project area to adverse safety hazards.
- g) The project is designed to meet the City's emergency response plan, route access and emergency evacuation requirements. The proposed fire improvements include an emergency turning radius and fire hydrant in the project area and required fire flow is satisfactory as noted in the Fire Department written communication. No impairment or physical interference with the City's emergency response plan is anticipated.
- (h) The project is designed to meet the City's Fire Prevention building and fire service requirements. No exposure of people or structures to a significant risk of loss, injury or death due to wildfires is anticipated.

**Mitigation:** The mitigation measures contained in Section F of the Mitigated Negative Declaration (Hazards and Hazardous Materials Section) would mitigate potentially significant Hazards and Hazardous Materials to a level of less than significance.

**VIII. HYDROLOGY AND WATER QUALITY.**

Would the project:

- |                                                                                                                                                                                                                                                                                                                                   |                          |                                     |                                     |                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Result in an increase in pollutant discharges to receiving waters (including impaired water bodies pursuant to the Clean Water Act Section 303(d) list), result in significant alteration of receiving water quality during or following construction, or violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that                                                                                                                                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Result in a potentially significant adverse impact on groundwater quality?				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, or place structures within a 100-year flood hazard area which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Issues:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Comments:**

a, c-d, f) See Mitigated Negative Declaration, Section E.

b) The area of development is currently paved. No impacts to groundwater are anticipated.

e) There are no levee or dams located in the immediate vicinity of the project site.

**Mitigation:** The mitigation measures contained in Section F of the Mitigated Negative Declaration (Hydrology/Water Quality Section) would mitigate potentially significant Hydrology/Water Quality impacts to a level of less than significance.

**IX. LAND USE AND PLANNING.** Would the project:

a) Physically divide an established community?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
---------	--------------------------------------	----------------------------------------------------------------	------------------------------------	-----------

**Comments:**

- a,c) The proposed commercial infill project would be consistent with the character of the surrounding medical office building and medical complex to the west, and is physically isolated from existing residential development to the north, south and east, and therefore, would not disrupt or divide an established community. The project site is a developed area not located within an area of sensitive habitat.
- b) The project site is within the COP (Administrative and Professional Office/Precise Plan) and the P/PQ (Public/Quasi-Public) General Plan designations. The proposed project will involve additional development on an existing fully developed site.

**Mitigation:** No mitigation required.

**X. MINERAL RESOURCES.** Would the project:

- |                                                                                                                                                                       |                          |                          |                          |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Comments:**

- a) The proposed project would not result in the loss of availability of a known mineral resource of value to the region or the residents of the State of California.
- b) Pursuant to the Environmental Impact Report for the City of Chula Vista General Plan Update, the State of California Department of Conservation has not designated the project site for mineral resource protection.

**Mitigation:** No mitigation measures are required.

**XI. NOISE.** Would the project result in:

- |                                                                                                                                                                     |                          |                          |                                     |                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
other agencies?				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

a-f) See Mitigated Negative Declaration Section E

**Mitigation:** No mitigation measures are required.

**XII. POPULATION AND HOUSING.** Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:**

a-c) The proposed project is a new cancer treatment center and medical office project, therefore, no residential development is proposed that would induce substantial population growth in the area or require substantial infrastructure improvements. No permanent housing exists on the project site and no displacement of housing or persons would occur as a result of the proposed project. Based upon the size and nature of the proposal, no population growth inducement is anticipated. The project is an allowable commercial retail land use per the Zoning Ordinance and is in compliance with the General Plan Update.

**Mitigation:** No mitigation measures are required.

**XIII. PUBLIC SERVICES.** Would the project:

Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any public services:

a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
---------	--------------------------------------	----------------------------------------------------------------	------------------------------------	-----------

**Comments:**

- a) Adequate fire protection services can continue to be provided to the site without a significant increase of equipment or personnel. The proposed project design includes establishment and maintenance of a fire hydrant and emergency turning radius pattern. The applicant is required to submit proof of a fire flow letter from the Water Server prior to building construction and to comply with the Fire Department policies for new building construction. Therefore, the proposed project would not have a significant effect upon fire protection services. The City performance objectives and thresholds will continue to be met.
- b) Adequate police protection services can continue to be provided upon completion of the proposed project. The proposed project would not have a significant effect upon or result in a need for substantial new or altered police protection services. The City performance objectives and thresholds will continue to be met.
- c) The proposed project would not induce population growth; therefore, no significant adverse impacts to public schools would result. The applicant would be required to pay the statutory building permit school fees for the proposed new commercial building at time of building permit issuance.
- d) Because the proposed project would not induce population growth, it does not create a demand for neighborhood or regional parks or facilities or impact existing park facilities.
- e) The proposed project would not have a significant effect upon or result in a need for new or expanded governmental services and would be served by existing or planned public infrastructure.

**Mitigation:** No mitigation measures are required

**XIV. RECREATION.** Would the project:

- |                                                                                                                                                                                              |                          |                          |                          |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which have an adverse physical effect on the environment?           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Comments:**

- a) Because the proposed project would not induce population growth, it would not create a demand for neighborhood or regional parks or facilities, nor impact existing neighborhood parks or recreational facilities.
- b) The project does not include the construction or expansion of recreational facilities. According to the Parks and Recreation Element of the General Plan, the project site is not planned for any future parks and recreation facilities or programs

**Mitigation:** No mitigation measures are required.

**XV. TRANSPORTATION / TRAFFIC.** Would the project:

- |                                                                                                                                                                                                                                                                                         |                          |                                     |                                     |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?                                                                                                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?                                                                                                                                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Result in inadequate emergency access?                                                                                                                                                                                                                                               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Result in inadequate parking capacity?                                                                                                                                                                                                                                               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

- a-b) See Mitigated Negative Declaration, Section E.
- c) The proposal would not have any significant effect upon any air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d) The proposal would not substantially increase hazards due to a design feature.
- e) The proposal would not result in inadequate emergency access. Medical emergency services can be provided at the adjacent Sharp Medical Center. Fire vehicular access may be enhanced as result of additional turn lanes provided at the Medical Center Court/Project Driveway intersection.
- f) See Mitigated Negative Declaration, Section E.
- g) The proposal would not conflict with adopted transportation plans or alternative transportation programs.

**Mitigation:** No mitigation measures are required

## XVI. UTILITIES AND SERVICE SYSTEMS

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
new or expanded entitlements needed?				
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



**Issues:**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	----------------------------------------------------------------	------------------------------------	-----------

**Comments:**

- a,b) The project site is located within a developed urban area of the eastern portion of the City that is served by all necessary utilities and service systems. No exceedance of wastewater requirements of the Regional Water Quality Control Board would result from the proposed project.
- c) See Mitigated Negative Declaration Section E
- d) The project site is within the potable water service area of the Otay Water District. Pursuant to communications with the Otay Water District on September 21, 2010, the project may be serviced from existing potable water mains, however, will require adequate sized service laterals. The Developer will be extending from the 8" water main stub of the existing 16" to create a loop system at the site. No new or significant expanded entitlements are anticipated for the proposed project.
- e) Based upon City's review of Sewer Study, there is adequate existing capacity
- f) The City of Chula Vista is served by regional landfills with adequate capacity to meet the solid waste needs of the region in accordance with State law.
- g) The proposal would comply with federal, state and local regulations related to solid waste.

**Mitigation:**

No mitigation required

**XVII. THRESHOLDS**

*Will the proposal adversely impact the City's Threshold Standards?*

A) Library

☐ ☐ ☐ ☒

The City shall construct 60,000 gross square feet (GSF) of additional library space, over the June 30, 2000 GSF total, in the area east of Interstate 805 by buildout. The construction of said facilities shall be phased such that the City will not fall below the city-wide ratio of 500 GSF per 1,000 population. Library facilities are to be adequately equipped and staffed.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
B) <u>Police</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Emergency Response: Properly equipped and staffed police units shall respond to 81 percent of "Priority One" emergency calls within seven (7) minutes and maintain an average response time to all "Priority One" emergency calls of 5.5 minutes or less.				
b) Respond to 57 percent of "Priority Two" urgent calls within seven (7) minutes and maintain an average response time to all "Priority Two" calls of 7.5 minutes or less.				
C) <u>Fire and Emergency Medical</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Emergency response: Properly equipped and staffed fire and medical units shall respond to calls throughout the City within 7 minutes in 80% of the cases (measured annually)				
D) <u>Traffic</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Threshold Standards require that all intersections must operate at a Level of Service (LOS) "C" or better, with the exception that Level of Service (LOS) "D" may occur during the peak two hours of the day at signalized intersections. Signalized intersections west of I-805 are not to operate at a LOS below their 1991 LOS. No intersection may reach LOS "E" or "F" during the average weekday peak hour. Intersections of arterials with freeway ramps are exempted from this Standard.				
E) <u>Parks and Recreation Areas</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The Threshold Standard for Parks and Recreation is 3 acres of neighborhood and community parkland with appropriate facilities/1,000 population east of I-805.				
F) <u>Drainage</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Threshold Standards require that storm water flows and volumes not exceed City Engineering Standards. Individual projects will provide necessary improvements consistent with the Drainage Master Plan(s) and City Engineering Standards.				

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
G) <u>Sewer</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The Threshold Standards require that sewage flows and volumes not exceed City Engineering Standards. Individual projects will provide necessary improvements consistent with Sewer Master Plan(s) and City Engineering Standards.				
H) <u>Water</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Threshold Standards require that adequate storage, treatment, and transmission facilities are constructed concurrently with planned growth and that water quality standards are not jeopardized during growth and construction.				
Applicants may also be required to participate in whatever water conservation or fee offset program the City of Chula Vista has in effect at the time of building permit issuance.				

**Issues:****Potentially  
Significant  
Impact****Less Than  
Significant  
With  
Mitigation  
Incorporated****Less Than  
Significant  
Impact****No Impact****Comments:**

- a) The project is not a housing development; therefore, no impacts to library facilities would result. No adverse impact to the City's Library Threshold standards would occur as a result of the proposed project.
- b) Adequate police protection services can continue to be provided to the medical building site, upon completion of the proposed project. The proposed commercial project would not have a significant effect upon or result in a need for substantial new or altered police protection services. No adverse impact to the City's Police Threshold standards would occur as a result of the proposed project.
- c) Adequate fire protection and emergency medical services can continue to be provided to the project site. The proposed cancer treatment center/medical office building project would not have a significant effect upon or result in a need for new or altered fire protection services. No adverse impact to the City's Fire threshold standard would occur as a result of the proposed project.
- d) See Mitigated Negative Declaration, Section E.
- e) The project is slated for medical office use and located east of Interstate 805, and therefore, the Parks Threshold Standard is not applicable.
- f) See Mitigated Negative Declaration, Section E (Hydrology/Water Quality Section). Based upon review of the project and Preliminary Hydrology/Hydraulic and Water Quality studies (titled Preliminary Hydrology and Hydraulic Study for Sharp Chula Vista Medical Center Cancer Center dated September 2, 2010 and Preliminary Water Quality Technical Report for Sharp Chula Vista Medical Center Cancer Center dated September 3, 2010 respectively), the Engineering Department has determined that there are no significant issues regarding the proposed drainage improvements of the project site. A final drainage study will be prepared in conjunction with the final grading and improvement plans. The proposed drainage improvements shall be designed to handle incremental and 100-year storm events, inlets, and private catch basins, controls and filtering systems to the satisfaction of the City Engineer. Drainage facilities are required to be designed in accordance with the Drainage Master Plan(s) and City Engineering standards, which will be installed at the time of site development and in accordance with other regional entities and their requirements or standards. No adverse impacts to the City's Drainage Thresholds will occur as a result of the proposal and project conditioning.
- g) The sewer facilities serving the project site consist of an 8-inch sewer line along Medical Center Court which flow southerly to East Palomar Street. The Public Works Department has determined that these facilities are adequate to serve the proposed project. The applicant through project design identifies existing and any proposed structures on the development plans, which may be built over the existing sewer line to ensure continued City ability for maintenance of the sewer line. No new sewer mains or major facilities are anticipated to be required and no adverse impacts to the City's Sewer Threshold standards will occur as a result of the proposed project.
- h) Pursuant to communications with the Otay Water District, on September 21, 2010, the existing main facilities that are currently serving may continue to serve the project site however; appropriate sizing for the service laterals must be implemented. The Developer will be extending from the 8" water main stud off of the existing 16" to create a loop system at the site. No significant new water storage facilities are anticipated to be required and no adverse impacts to the City's Water threshold standards will occur as a result of the proposed project.

**Mitigation:** No mitigation measures are required.

Issues:

Potentially  
Significant  
Impact

Less Than  
Significant  
With  
Mitigation  
Incorporated

Less Than  
Significant  
Impact

No Impact

## XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                          |                                     |                          |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)                                                                                                            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

### Comments:

- a) See Mitigated Negative Declaration, Section E. The project site is currently developed except for a mass graded portion of the site to the south, which will be developed with parking spaces as part of this project. No significant impacts would be created by the proposed project as a result of project mitigations and conditions.
- b) No cumulatively considerable impacts associated with the project when viewed in connection with the effects of past projects, other current projects and probable future nearby projects have been identified. Therefore as described in the Mitigated Negative Declaration, only project specific impacts require mitigation to be below a level of significance
- c) See Mitigated Negative Declaration, Section E. Potential impacts to humans associated with aesthetics, air quality, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality and traffic would be mitigated to below a level of significance.

**Mitigation:** The mitigation measures contained in Section F of the Mitigated Negative Declaration would mitigate identified impacts to a level of less than significance.

**XIX. PROJECT REVISIONS OR MITIGATION MEASURES:**

Project mitigation measures are contained in Section F, Mitigation Necessary to Avoid Significant Impacts, and Table 1, Mitigation Monitoring and Reporting Program, of Mitigated Negative Declaration IS-06-025

**XX. AGREEMENT TO IMPLEMENT MITIGATION MEASURES**

By signing the line(s) provided below, the Applicant and/or Operator stipulate that they have each read, understood and have their respective company's authority to and do agree to the mitigation measures contained herein, and will implement same to the satisfaction of the Environmental Review Coordinator. Failure to sign below prior to posting of this Mitigated Negative Declaration with the County Clerk shall indicate the Applicant and/or Operator's desire that the Project be held in abeyance without approval and that the Applicant and/or Operator shall apply for an Environmental Impact Report.

EDWARD L. ANDERSON  
Printed Name and Title of Applicant  
(or authorized representative)

Edward Anderson  
Signature of Applicant  
(or authorized representative)

9-28-10  
Date

\_\_\_\_\_  
Printed Name and Title of Operator  
(if different from Applicant)

\_\_\_\_\_  
Signature of Operator  
(if different from Applicant)

\_\_\_\_\_  
Date

## XXI. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated," as indicated by the checklist on the previous pages.

- |                                                               |                                                                     |                                                        |
|---------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Land Use and Planning                | <input checked="" type="checkbox"/> Transportation/Traffic          | <input type="checkbox"/> Public Services               |
| <input type="checkbox"/> Population and Housing               | <input type="checkbox"/> Biological Resources                       | <input type="checkbox"/> Utilities and Service Systems |
| <input checked="" type="checkbox"/> Geophysical               | <input type="checkbox"/> Energy and Mineral Resources               | <input checked="" type="checkbox"/> Aesthetics         |
| <input type="checkbox"/> Agricultural Resources               |                                                                     |                                                        |
| <input checked="" type="checkbox"/> Hydrology/Water           | <input checked="" type="checkbox"/> Hazards and Hazardous Materials | <input checked="" type="checkbox"/> Cultural Resources |
| <input checked="" type="checkbox"/> Air Quality               | <input type="checkbox"/> Noise                                      | <input type="checkbox"/> Recreation                    |
| <input checked="" type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance         |                                                        |

## XXII. DETERMINATION:

On the basis of this initial evaluation:

I find that the proposed project **could not** have a significant effect on the environment, and a **Negative Declaration** will be prepared.

☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **Mitigated Negative Declaration** will be prepared.

☒

I find that the proposed project **may** have a significant effect on the environment, and an **Environmental Impact Report** is required.

☐

I find that the proposed project **may** have a significant effect(s) on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impacts" or "potentially significant unless mitigated." An **Environmental Impact Report** is required, but it must analyze only the effects that remain to be addressed.

☐

I find that although the proposed project could have a significant effect on the environment, there **will not** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project. An addendum has been prepared to provide a record of this determination.

☐

\_\_\_\_\_  
Stephen Power, A.I.C.P.  
Principal Planner  
City of Chula Vista

\_\_\_\_\_  
Date